

1
2 BILL NO. R-90-03-12
3

4 ANNEXATION RESOLUTION NO. R- 9-17-90
5

6 A RESOLUTION of the Common Council
7 setting forth the policy of the City in
8 regard to the East End Annexation.
9

10 WHEREAS, the annexation of territory to the City of
11 Fort Wayne is a legislative function; and
12

13 WHEREAS, the Common Council of the City of Fort Wayne
14 is called upon in the preparation of the City budget to
15 provide for the furnishing of municipal services to the
entire City, including newly annexed areas; and
16

17 WHEREAS, the Common Council of the City of Fort Wayne
18 has before it an Ordinance for the annexation of the East
19 End Annexation Area, more specifically described as
20 follows, to-wit:
21

22 Part of Section 8, 9, 16, and 17, Township 30 North,
23 Range 13 East, Allen County, Indiana to wit: Beginning
24 at the intersection of the centerline of Coliseum Blvd.
25 South with the north right-of-way line of the Norfolk
26 and Western Railway Co.; thence Easterly along said
27 north right-of-way line also being the corporate limits
28 to the east line of Section 8; thence South along the
29 east line of Section 8 to the north right-of-way line
30 of Old Lincoln Highway also known as Old Maumee Road;
31 thence East along said north right-of-way line to the
32 north prolongation of the east right-of-way line of
Meyer Road; thence South along said prolongation and
east right-of-way line of Meyer Road to the north line
of the Northwest Quarter of Section 16, Township 30
North, Range 13 East; thence East along said north
line to the east line of the Northwest Quarter of said
Section 16; thence South along the east line of said
Northwest Quarter to the north right-of-way line of
Moeller Road; thence West along the said north right-
of-way line and Westerly prolongation thereof to the
west right-of-way line of Meyer Road; thence Southwest
along the west right-of-way line of Meyer Road to the
southerly right-of-way line of the Penn Central
Railroad; thence Northwesterly along the southerly
right-of-way line of the Penn Central Railroad to the
west line of the Northeast Quarter of Section 17,
Township 30 North, Range 13 East also being the
Corporate limit; thence North along said west line 278
feet to the north right-of-way line of the Fort Wayne
Union Railway Co.; thence North 74 degrees, 44
minutes, 14 seconds West along the north right-of-way
line of the Fort Wayne Union Railway Co., a distance of
271.44 feet; thence North 00 degrees, 53 minutes, 37
seconds West a distance of 1,374 feet to the centerline
of Pontiac Street; thence East along said centerline
to the centerline of Coliseum Blvd. South; thence

PAGE 2

1 North along said centerline to the point of
2 beginning containing 628 acres more or less.

3 BE IT THEREFORE, RESOLVED BY THE COMMON COUNCIL OF THE
4 CITY OF FORT WAYNE, INDIANA:

5 SECTION 1. That in the case of the East End Annexation
6 Area, it is the policy of the City of Fort Wayne to follow
7 the provisions of Section 1.1 of Chapter 2 of the Municipal
8 Code of the City of Fort Wayne, Indiana of 1974, as amended,
9 with regards to the provision of non-capital and capital
10 services to the annexation area.

11 SECTION 2. That it is the policy of the City of Fort
12 Wayne to follow the annexation fiscal plan for said
13 described territory, as prepared by the Division of
14 Community and Economic Development which is incorporated
15 herein. Two copies of said plan are on file in the office
16 of the Clerk of the City of Fort Wayne and are available for
17 public inspection as required by law.

18 SECTION 3. That said plan sets forth cost estimates of
19 the services to be provided, the methods of financing these
20 services, the plan for the organization and extension of
21 these services, delineates the non-capital improvement
22 services to be provided within one (1) year of annexation,
23 the capital improvement services to be provided within three
24 (3) years of annexation, and the plan for hiring employees
25 of other governmental entities whose jobs will be eliminated
26 by this annexation.

27 SECTION 4. That, after adoption and any and all
28 necessary approval by the Mayor, this Resolution shall be in
29 full force and effect.

30 Dwight B. Gray
31 COUNCILMEMBER

32 APPROVED AS TO FORM AND LEGALITY

J. Timothy McCaulay
J. TIMOTHY McCAULAY, CITY ATTORNEY

Read the first time in full and on motion by Bradbury, seconded by Delius, and duly adopted, read the second time by title and referred to the Committee on Annexation (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on , the , day of , 19 , at o'clock .M., E.S.T.

DATED: 3-13-90

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK
Deputy

Read the third time in full and on motion by Bradbury, seconded by Delius, and duly adopted, placed on its passage. PASSED EST by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<u>8</u>			<u>1</u>
<u>BRADBURY</u>	<u>✓</u>			
<u>BURNS</u>	<u>✓</u>			
<u>EDMONDS</u>	<u>✓</u>			
<u>GiaQUINTA</u>	<u>✓</u>			
<u>HENRY</u>	<u>✓</u>			
<u>LONG</u>				<u>✓</u>
<u>REDD</u>	<u>✓</u>			
<u>SCHMIDT</u>	<u>✓</u>			
<u>TALARICO</u>	<u>✓</u>			

DATED: 3-27-90

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE RESOLUTION NO. Q-17-90 on the 27th day of March, 1990.

Sandra E. Kennedy ATTEST
SANDRA E. KENNEDY, CITY CLERK

SEAL
Charles S. Reed
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 28th day of March, 1990, at the hour of 11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 29th day of March, 1990, at the hour of 1:00 o'clock P.M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

Admn. Appr. _____

DIGEST SHEET

0-90-03-12

TITLE OF ORDINANCE EAST END ANNEXATION RESOLUTION

DEPARTMENT REQUESTING ORDINANCE COMMUNITY AND ECONOMIC DEVELOPMENT

SYNOPSIS OF ORDINANCE COMMITS CITY TO PROVIDE SERVICES IN MANNER
REQUIRED BY STATE LAW.

EFFECT OF PASSAGE CITY WILL BE IN COMPLIANCE WITH STATE LAW

EFFECT OF NON-PASSAGE CITY WILL NOT BE IN COMPLIANCE WITH STATE LAW

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

5-year projected expenditures - \$116,194.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-90-03-12

REPORT OF THE COMMITTEE ON ANNEXATION

DAVID C. LONG, CHAIRMAN
JANET G. BRADBURY, VICE CHAIRPERSON
BURNS, EDMONDS, HENRY

WE, YOUR COMMITTEE ON ANNEXATION TO WHOM WAS

REFERRED AN (ORDINANCE) (RESOLUTION) of the Common Council
setting forth the policy of the City in regard to the
East End Annexation

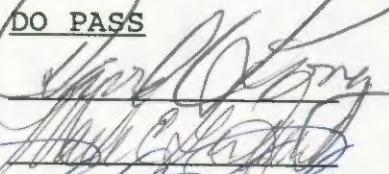
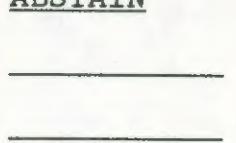
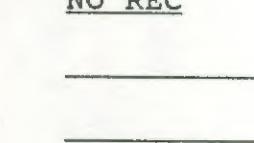
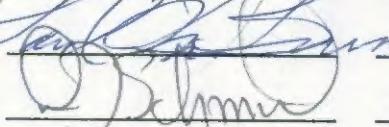
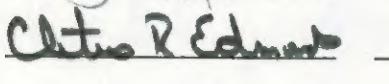
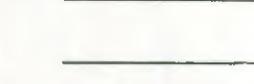
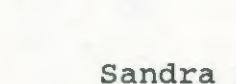
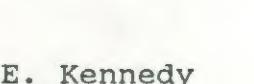
HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(ORDINANCE) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

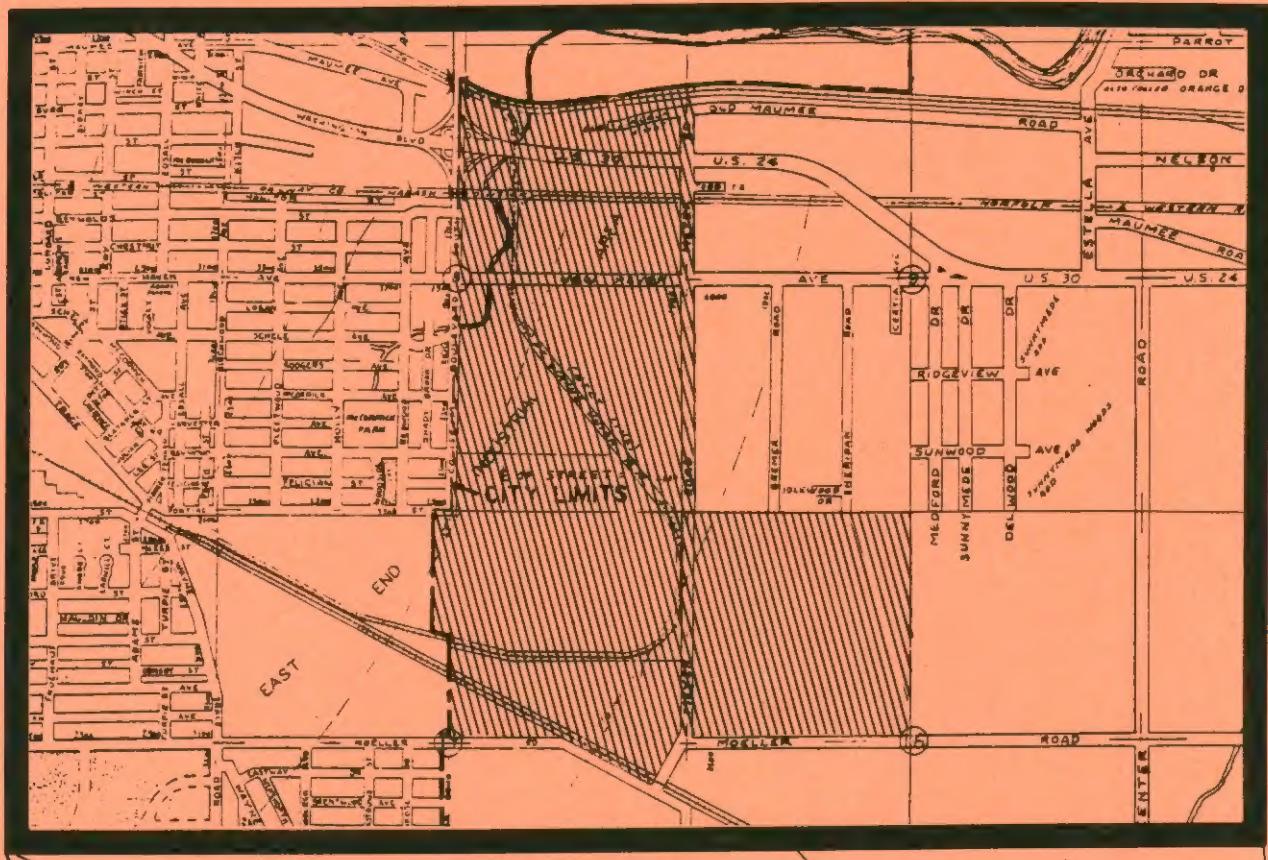
NO REC

DATED: 3-27-90.

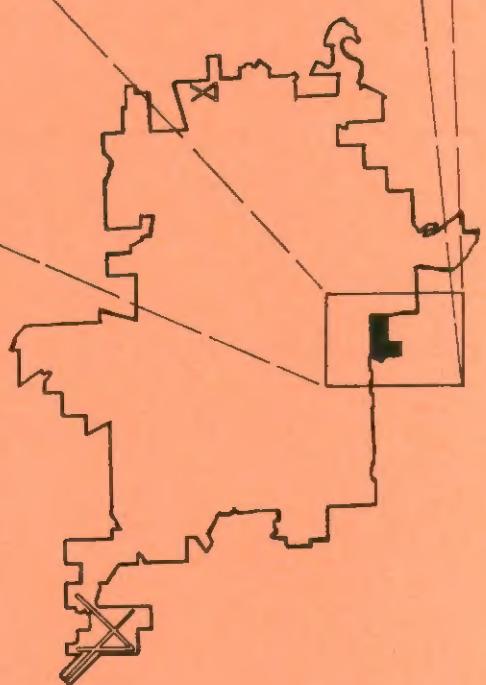
Sandra E. Kennedy
City Clerk

EAST END ANNEXATION FISCAL PLAN



**COMMUNITY DEVELOPMENT
AND PLANNING**

MARCH 1990



ADMINISTRATION AND POLICY DIRECTION

Paul Helmke
Mayor
City of Fort Wayne

Greg Purcell
Director

Division of Community Development and Planning

V.C. Seth, AICP
Director of Planning

Fort Wayne City Plan Commission

Stephen Smith, President
Mel Smith, Vice-President
Robert Hutner, Secretary
Mark Gensic
Charles E Layton
David Long
John Shoaff
Wil Smith
Yvonne Stam

RESEARCH AND PREPARATION

Gary Stair, Senior Planner
Pamela Holocher, Planner II
Dixon Lambert, Planner I

INTRODUCTION

This fiscal plan has been prepared to provide an assessment of the financial impacts of the annexation of an area referred to as the East End Annexation area. The report will describe basic data regarding the proposed annexation area, as well as, detail municipal services that Fort Wayne would provide to the proposed annexation area. It will also provide a projection of the anticipated revenues and expenses that would result from the annexation.

The annexation of the East End area has been pending for over 35 years. In January, 1951, the Board of Trustees of the Town of New Haven filed a petition for the annexation of the area between New Haven and the City of Fort Wayne. After the initial petition was filed, the City of Fort Wayne filed a petition staking claim to a portion of the described original area in the 1951 petition. Since that time numerous lawsuits had been filed, and as a result both Fort Wayne and New Haven had been unable to proceed with their petitions for annexation. In December of 1989, however, the City of Fort Wayne and the City of New Haven reached a settlement regarding the annexation boundaries and all pending lawsuits were dropped.

TABLE OF CONTENTS

INTRODUCTION: EAST END ANNEXATION HISTORY. i

SECTION I: BASIC DATA

A.	Location	1
B.	Size	1
C.	Population	1
D.	Buildings	1
E.	Patterns of Land Use	1
F.	Zoning	3
G.	Topography	3
H.	Assessment	3
I.	Tax Rate	3
J.	Council District	3
K.	Selected Areas Within Corporate Boundaries	3

SECTION II: THE COMPREHENSIVE ANNEXATION PROGRAM. 7

SECTION III: STATE LAW REQUIREMENTS

A.	Introduction	8
B.	One-Eighth Contiguous	8
C.	Conclusion	10

SECTION IV: MUNICIPAL SERVICES

A.	Police Department	11
B.	Fire Department	12
C.	Emergency Medical Services	12
D.	Solid Waste Disposal	13
E.	Traffic Control	13
F.	Streets and Roads	14
G.	Parks	15
H.	Water	15
I.	Fire Hydrants	15
J.	Sanitary Sewers	16
K.	Storm Sewers	16
L.	Street Lighting	16
M.	Liability For Township Debt	17
N.	Administrative Services	17

SECTION V: PLAN FOR HIRING DISPLACED GOVERNMENT EMPLOYEES . . 18

SECTION VI: FINANCIAL SUMMARY AND RECOMMENDATION

A. Revenues	19
B. Expenditures	20
C. Five Year Summary	21
D. Recommendation	22

SECTION ONE

BASIC DATA

A. LOCATION

The area proposed for annexation is located east of the City of Fort Wayne and is bounded on the north by the Norfolk and Western Railroad, on the west by the present City limits primarily along Coliseum Boulevard, on the South by the Penn Central Railroad and Moeller Road and on the east primarily by Meyer Road in sections 8, 16 and 17 in Adams Township, 30 North, Range 13 East (See Figure 1).

B. SIZE

The East End Annexation contains approximately 628 acres.

C. POPULATION

Block statistics from the 1980 Census of Population and Housing show that 0 persons reside in the annexation area.

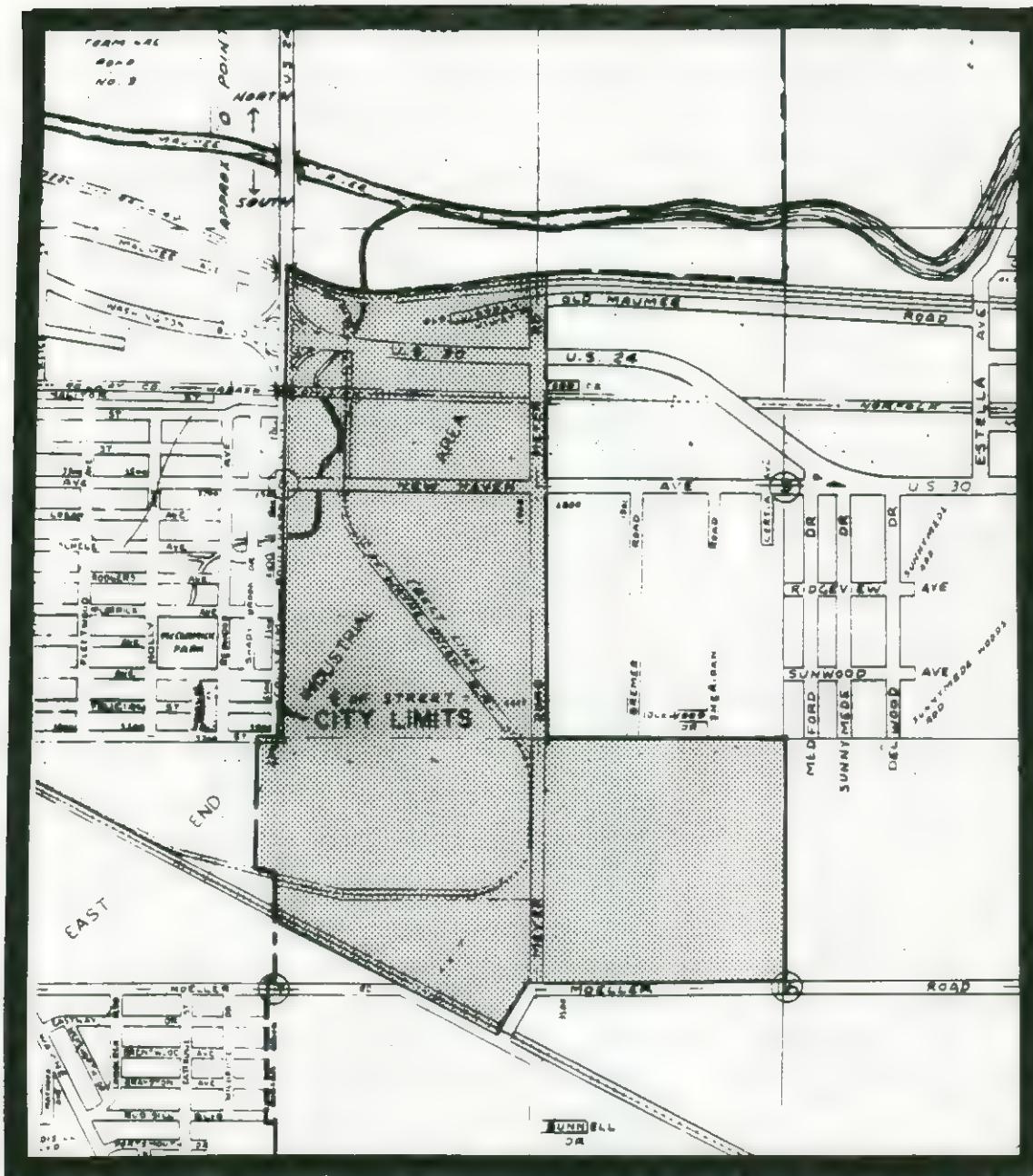
D. BUILDINGS

Industrial	14 structures in good condition
Commercial	8 structures in good condition
Institutional	1 structure in good condition

E. PATTERNS OF LAND USE

	<u>Acres</u>	<u>Percent</u>
Industrial	468	74.5%
Agricultural	75	11.9%
Right-of-Way	48	7.6%
Commercial	28	4.5%
Vacant	8	1.3%
Institutional	1	.2%
TOTALS	628	100.0%

FIGURE 1



LOCATION

F. ZONING

The East End Annexation area currently contains three zoning classifications (See Figure 2). Upon annexation, this area will be under the jurisdiction of the City Plan Commission and the zoning classifications will be as follows:

County Zoning Classification

I-1 Light Industrial
I-2 General Industrial
I-3 Heavy Industrial

City Zoning Classification

M1 Light Industrial District
M2 General Industrial District
M3 Heavy Industrial District

G. TOPOGRAPHY

The East End annexation area contains clay type soils. It has been determined using U.S. Geological Survey Maps that the area has a low relief and that the general slope of the area is approximately 1.0 percent.

H. ASSESSMENT

\$18,862,340

I. TAX RATE: ('88 payable '89 Rates)

Existing:	\$ 8.5678
After annexation:	\$11.5323
Increase	\$ 2.9645 (34.6 percent increase)

J. COUNCIL DISTRICT

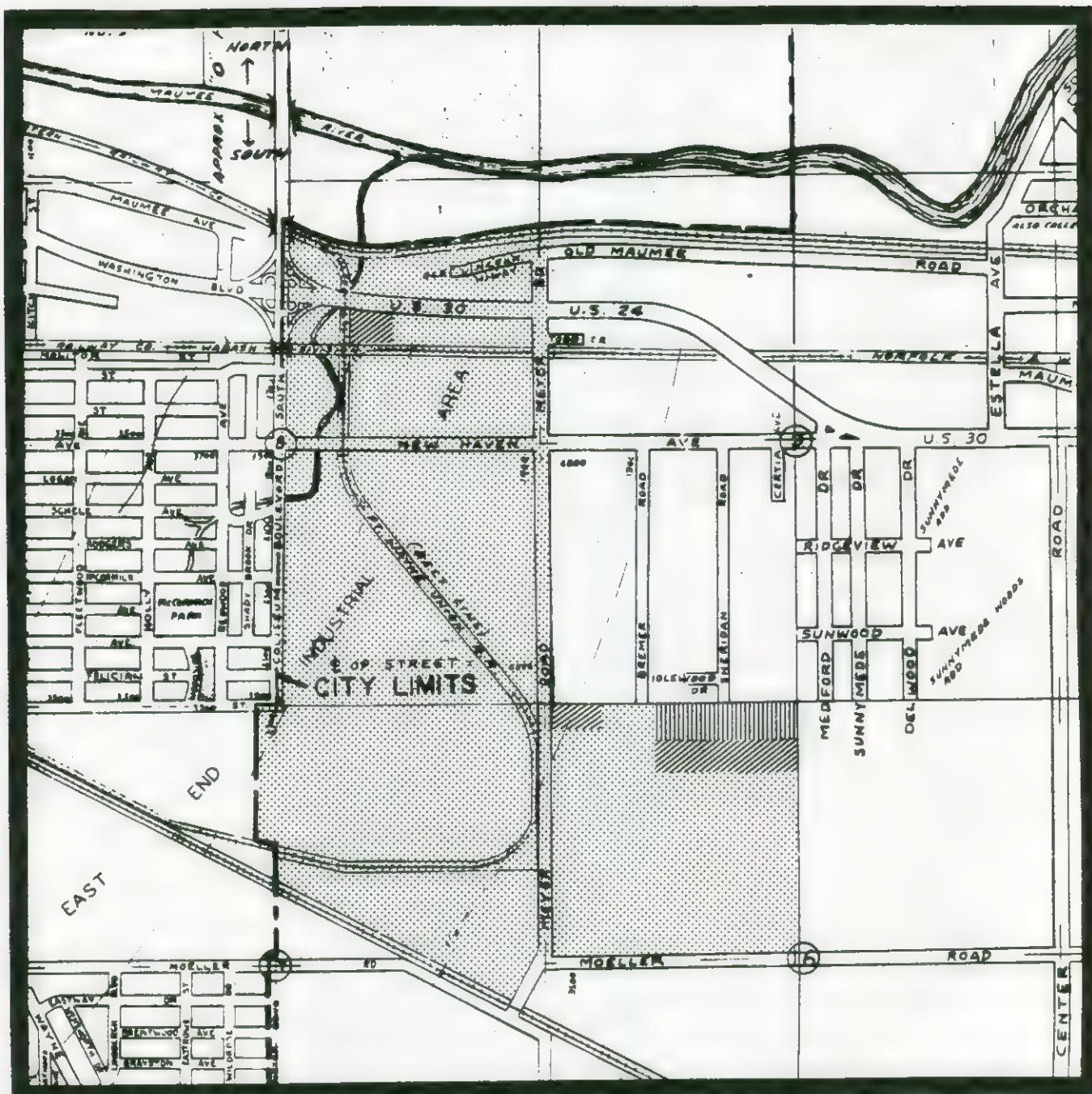
The East End annexation area will be in City Council District 1.

K. SELECTED AREAS WITHIN CORPORATE BOUNDARIES WITH SIMILAR TOPOGRAPHY, PATTERNS OF LAND USE, AND POPULATION DENSITY

As the City of Fort Wayne has uniform service standards throughout its corporate boundaries, all areas of similar topography, patterns of land use, and population density receive the same level of service. A representative area within the City comparable in topography, patterns of land use, and population density to the East End Annexation area is the Taylor Street industrial area (See Figure 3). On page six is a comparison of the two areas.

FIGURE 2

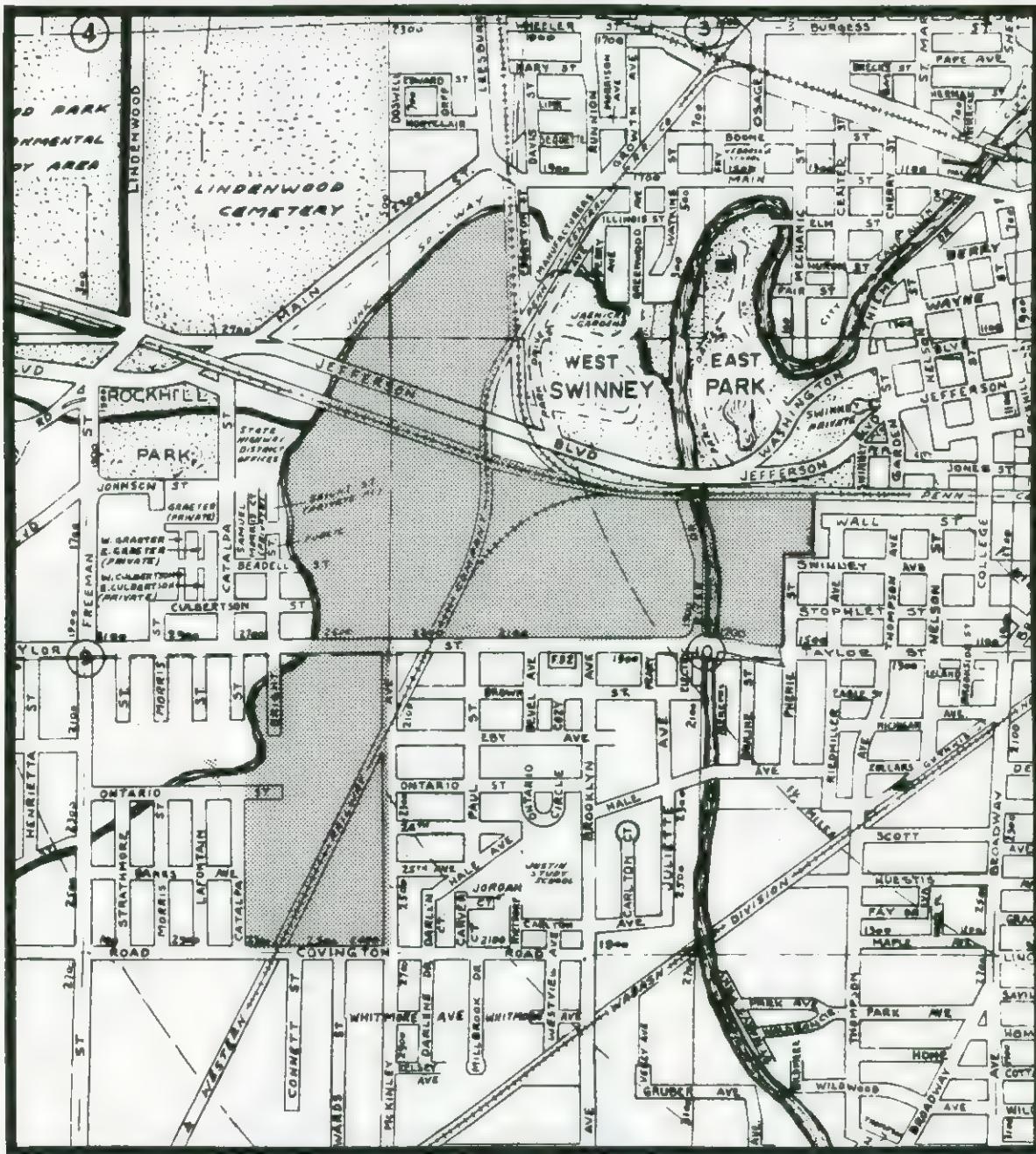
ZONING



- | | | |
|-----|--------------------|--|
| I-1 | LIGHT INDUSTRIAL | |
| I-2 | GENERAL INDUSTRIAL | |
| I-3 | HEAVY INDUSTRIAL | |

FIGURE 3

TAYLOR STREET INDUSTRIAL AREA



	<u>East End Annexation Area</u>	<u>Taylor Street Industrial Area</u>
Topography	Low relief, clay soil	Low relief, clay soil
Patterns of Land Use	Primarily industrial with some commercial	Primarily industrial with some commercial
Population Density	0 persons	0 persons

No areas within the City with similar topography, patterns of land use, and population density as the East End Annexation area are receiving services higher in standard or greater in scope than those services promised the East End Annexation area.

SECTION TWO

THE COMPREHENSIVE ANNEXATION PROGRAM

The annexation of the East End area is part of a larger, comprehensive annexation program which was promulgated in a report prepared by the Department of Community Development and Planning in 1975 and which was subsequently updated in 1976. The Annexation Policy and Program Study was the culmination of a year and a half of extensive study and is used as a policy guide for the City's annexation program. The report recommends that "all urban land contiguous to the City Limits should become part of the City" as should "all non-urban land required to complement the annexation of urban land and provide the ability to control and manage urban growth". Because the East End area met this criteria in 1975-76, the report identified it as part of a larger area which was recommended for annexation.

SECTION THREE

STATE LAW REQUIREMENTS

A. INTRODUCTION

When pursuing an annexation, a municipality must ensure that the proposed annexation is in accordance with the state law requirements as set forth in IC 36-4-3. The statute mandates that the courts accept the annexation if the area meets either of the following criteria:

1. The boundaries of the annexation area must be at least one-eighth (12.5 percent) contiguous to the corporate limits, and the area must meet one of the following conditions:
 - a. Have a population density of a least three persons per acre; or
 - b. Be zoned for commercial, business or industrial uses; or
 - c. Be at least 60 percent subdivided; or
2. The boundaries of the annexation area must be at least one-fourth (25 percent) contiguous to the corporate limits, and the area must be needed and can be used by the municipality for its development in the reasonably near future.

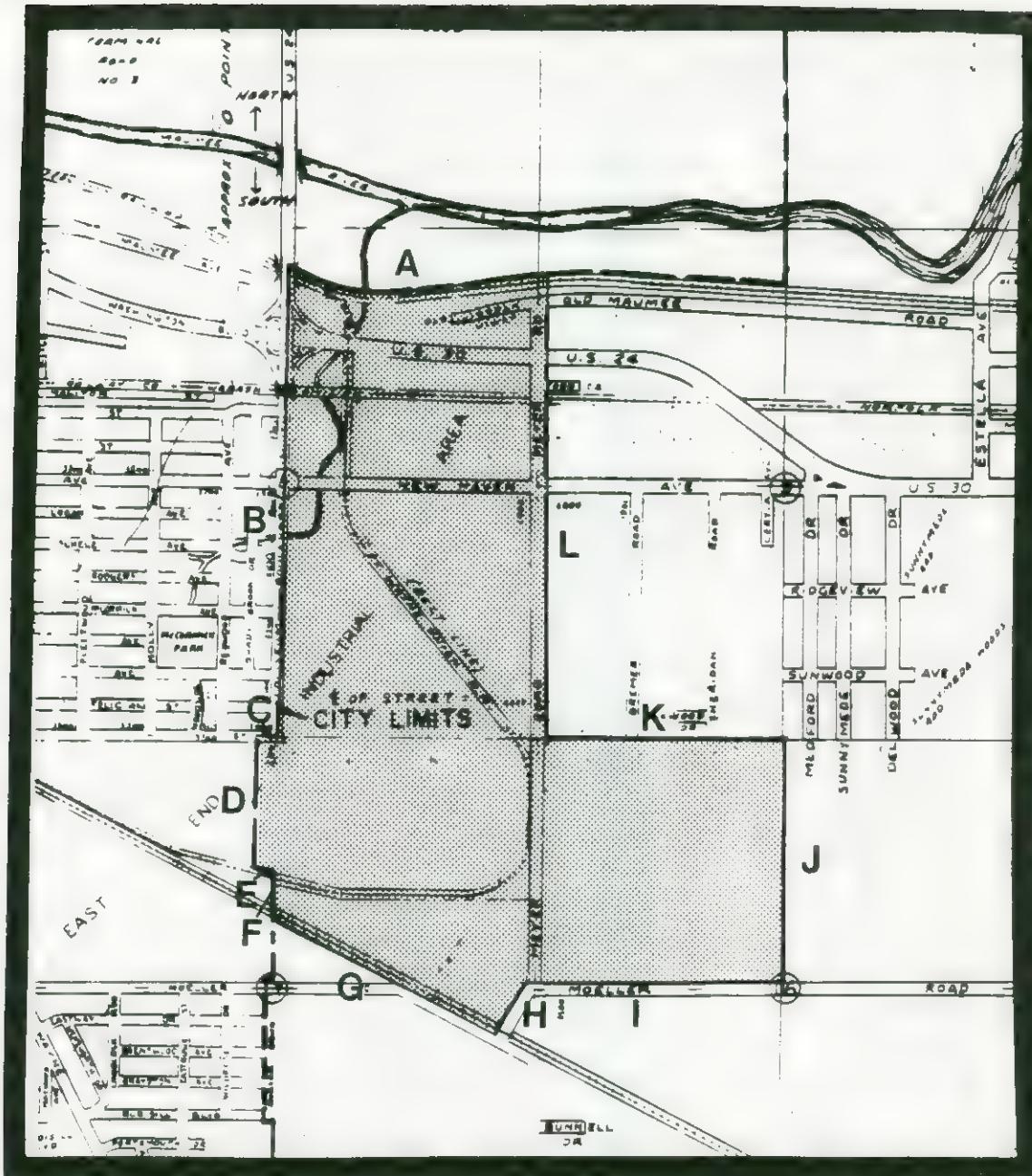
In either case, the municipality must also prepare a written Fiscal Plan for providing services to be furnished to the annexed territory, together with the methods for financing such services. The East End annexation meets both options which have been established to determine the validity of annexations. The remainder of the section will be devoted to explaining how this annexation meets the two annexation tests.

B. ONE-EIGHTH CONTIGUOUS

Figure 4 illustrates the length of the external boundaries of the annexation area. As can be seen, 40.4 percent of the annexation area's boundaries are contiguous to Fort Wayne. Therefore, this annexation easily meets the one-eighth 12.5 percent contiguity requirement mandated by state statute.

As mentioned in the introduction, if the annexation is at least one-eighth contiguous to the municipality, it can be annexed if any one of three conditions are met. The East End annexation meets one of the three options in that it is entirely zoned for commercial and industrial uses.

Figure 4



CONTIGUITY

<u>Contiguous</u>	<u>Not Contiguous</u>
A. 2700	G. 2550
B. 5000	H. 700
C. 275	I. 2650
D. 1600	J. 2600
E. 300	K. 2600
F. 900	L. 4825
<hr/> 10,775 (40.4%)	<hr/> 15,925 (59.4%)

C. CONCLUSION

The East End Area should be annexed into Fort Wayne because it satisfies the requirements that have been established by the State legislature: the annexation area is 40.4 percent contiguous to the City and is zoned for commercial and industrial uses.

SECTION FOUR

MUNICIPAL SERVICES

This section of the Fiscal Plan forecasts the costs and methods of financing services for the East End Annexation Area. The plan also describes how and when the City plans to extend the services of non-capital and capital improvement nature. The following section demonstrates how the City will satisfy the requirements of Indiana State Law in provision of services and financing of same in an equitable manner.

As required by state law, the annexation area will receive planned services of a non-capital nature in a manner equivalent in standard and scope to those non-capital services provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density. In addition, the annexation area will receive services of a capital improvement nature in the same manner as those services are provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density.

The City of Fort Wayne has adopted uniform service standards within its corporate limits to guarantee that the annexation area will receive non-capital and capital services in a manner equivalent in standard and scope to all other areas of the City with similar topography, patterns of land use, and population density. To illustrate this comparison, the Taylor Street industrial area has been selected as a representative area within the corporate boundaries to the annexation area.

A. POLICE DEPARTMENT

The services provided by the Fort Wayne Police Department include the prevention of crime, the detection and apprehension of criminal offenders, assistance for those who cannot care for themselves or who are in danger of physical harm, resolution of day-to-day conflicts among family, friends, and neighbors, and the creation and maintenance of a feeling of security in the community. The Police Department is involved in legal work and protection of constitutional rights. Lastly, the Police Department performs traffic control, promotes civil order and provides educational and technical assistance in the area of crime prevention and neighborhood services.

Police Districts 4 and 7 will be expanded to cover the East End Annexation Area upon annexation. The Police Department keeps tabulations on the percentage of personnel and equipment necessary for the City's annexation program, and has determined that additional personnel are not required for this particular annexation.

This area will be provided with the same police protection services as provided to all other industrial and commercial areas throughout the City, including the Taylor Street industrial area.

The cost to provide protection to the annexation area will be \$663 a year. This cost is based a patrolman's average hourly rate of \$11.23 multiplied by an estimated 45 minutes spent per call. This total is then multiplied by the estimated number of calls (75 per year) for service to this area. This total cost, which equals \$631, is the direct personnel cost. A small non-personnel cost of 5 percent is then added on to the above total. This gives the overall cost of \$663 annually to service this area. Funding for police services in the annexation area will come from the Civil City Budget of the Police Department which is derived primarily from local property taxes through the General Fund.

CAPITAL COSTS: \$ 0
ESTIMATED ANNUAL COST: \$663

B. FIRE DEPARTMENT

The Fort Wayne Fire Department will be responsible for providing fire protection services to the East End annexation area immediately upon annexation. The services provided include fire protection and suppression, emergency rescue, fire prevention, and fire inspections. Primary response will come from Station 9 located at 2700 E. Pontiac. A class "A" pumper, and District Chief are located at this station. Back-up response will come from Station 1 at 400 E. Main, and Station 11, at Rudisill and Lafayette. The East End Annexation area will receive fire protection services which are comparable to the services received by other commercial and industrial areas within the City, including the Taylor Street industrial area.

The annexation of the East End Area will not require a new fire station nor will it require additional personnel or equipment. The only additional expense is expected to be operating costs, including gasoline, postage and photography. These operating costs are considered to be negligible since the annexation area represents only a small fraction of the total area serviced by the City. Funding for this increment in operating costs will come from the Fire Department's budget through the General Fund.

CAPITAL COSTS: \$0
ESTIMATED ANNUAL OPERATING COST: \$0

C. EMERGENCY MEDICAL SERVICE (EMS)

At the present time, Three Rivers Ambulance Authority is the

only provider of ambulance service to City residents. Persons working in the East End Annexation Area will receive full advanced life support ambulance service immediately upon annexation. These same emergency medical services and no others will be provided to the Taylor Street industrial area.

A number of ambulances are stationed throughout the City 24 hours a day. Upon receiving a request for service from the annexation area, the ambulance closest to the area will be dispatched to the annexation area. For some emergencies, such as heart attacks, the Fort Wayne Fire Department will provide extra assistance. Primary assistance will come from Station 9. Secondary assistance from the Fire Department will come from Stations 1 and 11. The Fire Department trains a number of its personnel so that each fire station has an emergency medical technician. Therefore, if needed, firemen are able to administer medical treatment to residents before the ambulance arrives.

The method of financing emergency medical services is based on user fees. The charges for ambulance service are shown below :

TABLE 1

1. \$95 plus \$3 per loaded mile for non-emergency transfers scheduled 24 hours in advance.
2. \$120 plus \$3 per loaded mile for non-scheduled non-emergency transfers.
3. \$380 for emergencies for all City and non-City residents.

This method of financing permits service to be extended to the annexation area with its existing budget and no additional manpower or equipment will be needed to service the annexation area.

ESTIMATED ANNUAL COST: \$0

D. SOLID WASTE DISPOSAL

The City of Fort Wayne does not provide garbage collection to industrial and commercial areas. Likewise, no garbage collection service is being provided to the Taylor Street industrial area.

CAPITAL COSTS: \$0
ESTIMATED ANNUAL COST: \$0

E. TRAFFIC CONTROL

The City's Traffic Engineering Department will assume responsibility for traffic control in the annexation area immediately upon the effective date of annexation. Some of the

services that can be provided by the department are surveys and investigations of traffic conditions and problems. Finally, the department provides installation and maintenance of traffic control devices such as stop lights, control signs, and fire alarm systems. These same services, and no others, are provided by this department to the Taylor Street industrial area.

The Traffic Engineering Department will not require additional personnel to perform its services in the East End Annexation Area. Capital and labor costs will be \$191 for the installation of street signs in the area. Funding sources for these services will be from real estate taxes, Motor Vehicle Highway (MVH) funds, and Revenue Sharing Funds.

CAPITAL COSTS: \$191
ESTIMATED ANNUAL COSTS: \$717

TABLE 2

STREET SIGNAGE COSTS

<u>SIGN</u>	<u>SIZE</u>	<u>NO. REQUIRED</u>	<u>COST</u>	<u>TOTAL COST</u>
Railroad	30"	1	\$29.15	\$29.15
Speed Limit 40	24" x 30"	1	\$19.30	\$19.30
Street Name	24" x 6"	1	\$49.90	<u>\$49.90</u>
TOTAL				\$98.35
<u>POSTS</u>				
12'3 lb.		2	\$15.65	\$31.30
12'2 lb.		1	\$11.25	<u>\$11.25</u>
TOTAL				\$42.55

LABOR: \$50.10

GRAND TOTAL LABOR AND MATERIAL: \$191.00

F. STREETS AND ROADS

The incorporation of the annexation area will add .67 miles of arterial streets, and .5 miles of state highways to the City's street system. The State will be responsible for maintenance of the State Highway and the Fort Wayne Street Department will be responsible for the general maintenance of all other streets in the annexation area within one year after the annexation. General maintenance includes snow and ice removal and surface maintenance. The Street Engineering Department will provide engineering services and construction supervision for all streets, alleys, and sidewalks that will be constructed within the proposed annexation area. The

provision of these services to the annexation area will not require any additional personnel or equipment. These same services, and no others, are being provided to the Taylor Street industrial area.

The average cost of general street maintenance is \$2,500 per mile of street per year, so the annexation will cost the City approximately \$1,675 a year in street maintenance costs. The source of funding for street maintenance is the Street Department budget which is composed of funds from the Motor Vehicle Highway (MVH) program. The Street Engineering Department funds come from MVH, Federal Aid Urban (FAU), and Local Arterial Roads and Streets (LARS) programs.

CAPITAL COSTS: \$0
ESTIMATED ANNUAL COST: \$1,675

G. PARKS AND RECREATION

The East End Annexation area is located within the New Haven/Adams Township Park District. This area will continue to be served by the park district subsequent to the effective date of annexation. Property owners within the annexation area will continue to support this district through the district park tax, which they are currently paying.

CAPITAL COSTS: \$0
ESTIMATED ANNUAL COST: \$0

H. WATER

The Fort Wayne Water Utility is presently serving the annexation area. If requested, the utility has the capacity and the capability to provide sufficient volumes of water to the portions of the annexation area not presently receiving water services. The extension of water services to individual developments will be considered once the property owners in the area petition for such service. This procedure is the same as that being used in all areas within the City, including the Taylor Street industrial area.

CAPITAL COSTS: \$0
ESTIMATED ANNUAL COST: \$0

I. FIRE HYDRANTS

The City pays the Fort Wayne Water Utility \$183.83 annually for each fire hydrant located within the City. Since the annexation area contains twenty-one fire hydrants, the City will pay the utility \$3,860 a year after the area is annexed into the

City. This money will be taken from the General Fund.

CAPITAL COSTS: \$ 0
ESTIMATED ANNUAL COST: \$3,860

J. SANITARY SEWERS

The Fort Wayne Department of Water Pollution Control (WPC) presently provides sanitary sewers to the annexation area, as well as the Taylor Street industrial area. If additional sewer service is desired, the Water Pollution Control Department has the capability to provide this service as a main interceptor runs through the area. The property owners, however, will first have to petition for such service. Property owners will also have to pay for the installation of the sewers.

CAPITAL COSTS: \$0
ESTIMATED ANNUAL COST: \$0

K. STORM SEWERS

Upon annexation, the Department of Water Pollution Control will not consider capital improvements for storm sewers unless petitioned by the property owners of the area. The City does not have storm sewer relief funds available for this type of project. It is the City's policy, for all properties within the City, that the financing of storm sewers is the responsibility of property owners. This is the same policy that applies to the Taylor Street industrial area.

CAPITAL COSTS: \$0
ESTIMATED ANNUAL COST: \$0

L. STREET LIGHTING

It is the goal of the City of Fort Wayne Street Lighting Department to light every unlit intersection within the City limits, to reduce night accidents, facilitate traffic flow, aid police protection and inspire community spirit and growth. This is the same service as provided to the Taylor Street industrial area. The City of Fort Wayne will assume all costs for existing lighting, located within public right-of-way, as well as construct new lighting at all unlit intersections upon the effective date of annexation. The costs to assume the existing lighting is projected to amount to \$1,400, in capital costs, and \$332, in annual operating costs. Additional lighting will be installed at each intersection, within three years, by the Street Department, at no cost to the property owners. All lighting will meet minimum City standards. The cost for the installation of standard intersection

lighting will amount to \$7,500, in capital costs, and \$202 in annual operating costs. In assessing the annual operating costs it is assumed that the fifteen street lights will not be constructed until the third year.

Any additional lighting must be petitioned for by the property owners involved per State Statute. If the property owners prefer to have ornamental lights or underground wiring, they will also have to petition for them and will be assessed for the cost of such installation. The money for the installation and operation of street lights will come from the City Utilities budget.

CAPITAL COSTS: (the first year)	\$1,400
CAPITAL COSTS: (the third year)	\$7,500
ESTIMATED ANNUAL COSTS: (the first year)	\$ 332
ESTIMATED ANNUAL COSTS: (the third year)	\$ 534

M. LIABILITY FOR TOWNSHIP DEBT

State law (36-4-3-10) mandates the apportionment of debt from the township upon annexation. Using the 1988 payable 1989 Adams Township fire debt tax rate, the City will incur an annual liability for the township's bonded indebtedness of approximately \$30,199. All current indebtedness will be retired in 1993. Therefore, the City will only be responsible for debt payments through the year 1993. Also, the City will not be responsible to make a debt payment until 1992. Adams Township will make the debt payment due in 1991 from the taxes it collects during 1990, before the area is incorporated by the City of Fort Wayne.

CAPITAL COST:	\$30,199
ESTIMATED ANNUAL COST:	\$ 0

N. ADMINISTRATIVE SERVICES

All administrative functions of the City will be available to the East End Annexation Area immediately upon the date of annexation. These services include, but are not limited to, the Law Department, the City Plan Commission, the Mayor's Office, the Board of Works, the Metropolitan Human Relations Department, the City Clerk's Office, the Citizen's Advocate Office, etc. General administration includes all of the regulatory and program functions of the various City departments. When the area is annexed, City departments will be notified and will expand their jurisdictional areas accordingly. The above described services are the same as provided to the Taylor Street industrial area.

CAPITAL COSTS:	\$0
ESTIMATED ANNUAL COST:	\$0

SECTION FIVE

PLAN FOR HIRING GOVERNMENTAL EMPLOYEES DISPLACED BY ANNEXATION

It is believed that this annexation, along with the New Haven West annexation, will displace as many as six paid Adams Township fire fighters. The plan for displaced employees is as set forth in the settlement agreement which was filed with Noble Circuit Court on December 29, 1989. The following is the plan for hiring displaced employees as described in the settlement agreement.

"The City of Fort Wayne and the City of New Haven do hereby agree to give priority for employment to any current Adams Township Fire Department employees displaced as a result of the annexations herein described. It is further understood and agreed that the City of Fort Wayne will offer employment to three such displaced fire department employees. Said offers of employment will be conditioned upon the employee's qualifications and ability to perform the job considered, bid, and applied for. In addition, said displaced employees must apply for employment within six months of displacement. This agreement does not obligate the City of Fort Wayne to provide jobs within the Fort Wayne Fire Department."

SECTION SIX

FINANCIAL SUMMARY AND RECOMMENDATION

The purpose of this section is to project the revenues and expenditures from the proposed East End Annexation. This section will also provide a five year summary of the expenditures compared with the revenues.

A. REVENUES

Property taxes are the main source of revenue to be received from the East End Annexation area. Property taxes are computed from the gross amount of assessed valuation in the area which can be obtained from the office of the Adams Township Assessor. The formula for computing tax revenue is shown in Table 3.

TABLE 3

$$\frac{V}{100} \cdot (T) = TR$$

WHERE: V = Assessed Valuation
 T = Tax Rate Difference
 TR = Tax Return

TAX REVENUE FORMULA

The total assessed valuation of the proposed East End Annexation is \$18,862,340. The assessment is then computed with the Fort Wayne/Adams Township municipal tax rate, less that part the residents are presently paying, or \$4.0535 per \$100 of assessed valuation. Table 4 details the components of this rate. Property tax revenue for 1989 can then be determined by applying the City tax rate to this figure giving a total property tax revenue of \$696,586. Using a five percent annual rate of inflation, the property tax revenue for 1992, the first year taxes would be due after annexation, would be \$806,385. If we apply the sixty-six (66)percent abatement (as proposed by the City for taxes due in 1992) to this figure, the net revenue figure becomes \$274,171. (A portion of this revenue would be supplied from the State Property Tax Relief Fund). A thirty-three (33) percent abatement is used to calculate property tax revenue for 1993, with full taxes due in 1994.

This annexation will also enable the City to receive additional money from the Motor Vehicle Highway (MVH) and from the Local Arterial Roads and Streets (LARS) Funds. This is because these funds are allocated according to street miles. In 1988, the City received \$5,374.90 per street mile from the Motor Vehicle

Highway (MVH) Fund and \$2,342.20 from the Local Arterial Roads and Streets (LARS) Fund. The annexation area will add .67 miles to the City's street system. Therefore, the City will receive an additional \$3,601 from Motor Vehicle Highway (MVH) and an additional \$1,569 from Local Arterial Roads and Streets (LARS) because of the East End annexation.

TABLE 4

Corporation General	\$2.0854
Corporation Debt Service	.4197
Fire	.8171
Firemen Pension	.1754
Policemen Pension	.1607
Redevelopment General	.0126
Sanitary Officers Pension	<u>.0221</u>
	\$3.6930

TAXING DISTRICT RATE

In addition to property taxes and highway funds, the City receives revenues from the Community Development Block Grant, the Cigarette Tax and the Alcoholic Beverage Tax. These grants and funds are based in part on the City's population. Since population is only one element of a very complex distribution formula, the direct contribution of the East End Annexation cannot be calculated. Still, these funds will increase with city population increases.

B. EXPENDITURES

Expenditures which were reported in the section on Municipal Services are summarized in Table 5. Capital costs are one time expenditures, while, operating costs are continuing expenses. Since the needs of the annexation area must be treated equally with the needs of other similar areas in Fort Wayne, capital improvement projects such as the construction of streets, curbs, and sidewalks must follow routine city procedures which often require petitioning.

On the following page Table 5 details the costs that will be incurred by each department upon the annexation of the East End area.

TABLE 5

<u>DEPARTMENTS</u>	<u>CAPITAL COSTS</u>	<u>OPERATING COSTS</u>
Police Department	\$ 0	\$ 663
Fire Department	0	0
EMS	0	0
Solid Waste Disposal	0	0
Traffic Control	191	717
Streets	0	1,675
Street Lighting (first year)	1,400	332
Street Lighting (third year)	7,500	202
Parks	0	0
Water	0	0
Fire Hydrants	0	3,860
Sanitary Sewer	0	0
Storm Sewer	0	0
Liability For Township Debt (second and third year)	30,199	0
Administrative Functions	0	0
 TOTALS	 \$39,290	 \$ 7,449
 <u>EXPENDITURES</u>		

C. FIVE YEAR SUMMARY

The Five Year Summary shows the projected expenditures compared with the tax revenues expected in the East End Annexation Area for the first five years after it is incorporated into the City of Fort Wayne.

The summary automatically includes for each of the five years a 5 percent inflation factor for municipal expenditures, and a 5 percent increase factor for City revenues. The 5 percent inflation factor is the implicit price deflator as calculated by the U.S. Department of Commerce for 1987 through 1988.

Property tax revenue from the annexation area will not be collected until 1992. Assuming the area is annexed in December of 1990, assessment will not occur until March of 1991, with revenues being collected in 1992. Since revenues are not collected for one year after the effective date of annexation, the City will experience a loss of \$9,745 in 1990.

TABLE 6

	EXPENDITURES	PROPERTY TAX REVENUE	MVH & LARS	BALANCE
1991	\$ 9,745			\$ -9,745
1992	38,588	\$ 274,171	5,170	+240,753
1993	48,371	567,292	5,170	+524,091
1994	9,507	889,039	5,170	+884,702
1995	<u>9,983</u>	<u>\$ 933,491</u>	<u>5,170</u>	<u>+928,678</u>
	 \$116,194	 \$2,663,993	 \$20,680	 \$2,568,479
	REVENUES MINUS EXPENSES			

D. RECOMMENDATION

This Fiscal Plan, which meets the state law requirements that a fiscal plan be prepared, shows that the East End Annexation is in accordance with the applicable state statutes. Therefore, it is recommended that after the passage of the annexation ordinance and its approval by the Mayor, this area should be annexed by the City of Fort Wayne on December 31, 1990.

TABLE 7

		ADAMS TRANSIT	FT. WAYNE ADAMS
STATE	State Fair Board	.0035	.0035
	State Forestry	.0065	.0065
	Welfare HCI	.0637	.0637
	Welfare Administration	.0899	.0899
	TOTAL STATE	.1636	.1636
COUNTY	County General	.9667	.9667
	County Welfare	.1618	.1618
	County Health	.0685	.0685
	Cumulative Bridge	.0500	.0500
	County Bonds	.1209	.1209
	Cumulative Capital Devlmt	.0700	.0700
	Reassessment	.0100	.0100
	TOTAL COUNTY	1.4479	1.4479
TOWNSHIP	Township General	.0126	.0126
	Fire Protection	.3363	
	Township EMS	.0531	
	Fire Debt	.1601	
	Township Poor Debt Service	.0295	.0295
	TOTAL TOWNSHIP	.5916	.0421
SCHOOLS	School General	3.6321	3.6321
	School Debt	.4405	.4405
	Cumulative Building	.5000	.5000
	School Transportation	.4094	.4094
	TOTAL SCHOOLS	5.2188	5.2188
AIRPORT AUTHORITY	Airport General	.0974	.0974
	Airport Debt	.0426	.0426
	TOTAL AIRPORT	.1220	.1220
LIBRARY	Library Operating	.3709	.3709
	Library Bond	.0370	.0370
	TOTAL LIBRARY	.4079	.4079
PTC	PTC Operating	.1259	.1259
	PTC Debt	.0334	.0334
	TOTAL PTC	.1593	.1593

CITY AND SPECIAL TAXING DISTRICT	Corporation General	2.0854
	Redevelopment General	.0126
	Corporation Debt Service	.4197
	Fire Pension	.1754
	Police Pension	.1607
	Fire	.8171
	Parks & Recreation-New Haven	.3605
	Sanitary Officers Pen.	.0221
	TOTAL CITY & SPECIAL DISTRICT	.3605 4.535
TOTAL TAX RATE	8.5678 11.5333	

